

APPROVED OCTOBER 9TH

**CITY OF EDMONDS
HISTORIC PRESERVATION COMMISSION
SUMMARY MINUTES OF REGULAR MEETING**

September 11, 2014

CALL TO ORDER AND ROLL CALL

Vice Chair Raetzloff called the meeting of the Edmonds Historic Preservation Commission to order at 5:30 p.m. in the 3rd Floor Conference Room of City Hall, 121 – 5th Avenue North.

COMMISSIONERS PRESENT

Tim Raetzloff, Vice Chair
Sandra Allbery
Chris Deiner-Karr
Emily Scott
Larry Vogel
Steve Waite
Lora Petso, City Council Member (arrived at 5:35 p.m.)

STAFF PRESENT

Kernen Lien, Senior Planner
Diane Cunningham, Administrative Assistant

Commissioners Absent

Gerry Tays, Chair (excused)
Kristiana Johnson, City Council Member (excused)

READING/APPROVAL OF MINUTES

COMMISSIONER ALLBERY MOVED TO APPROVE THE MINUTES OF AUGUST 14, 2014 AS SUBMITTED. COMMISSIONER DEINER-KARR SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

AGENDA ADDITIONS/CHANGES

The agenda was accepted as presented.

REQUESTS FROM THE AUDIENCE

There was no one in the audience.

COMMITTEE REPORTS

Registration Committee

Commissioner Deiner-Karr said she is working to gather history and background information regarding the Curry House on 9th Avenue North. Commissioner Allbery reported that the Edmonds Museum has documentation of the plat that was established in 1910.

Education and Outreach Committee

Commissioner Vogel announced that the Historic Preservation Commission has been invited to provide an article for the October edition of the City of Edmonds newsletter, *UPDATE EDMONDS*, which is published by the Mayor's Office on a quarterly basis. Commissioner Vogel agreed to prepare an article, identifying the most recent additions to the Edmonds

Register of Historic Places, and specifically history of the Schumacher Building. The article could also invite others to place their properties on the Register and encourage interested citizens to join the Commission.

The Commission discussed that their web page has not been consistently updated when new properties are added to the Register. Mr. Lien advised that Mr. Chave typically updates the Commission's web page as directed by the Commission. The Commission agreed to add, "Updates to the Historic Preservation Commission's Web Page" as a monthly agenda item.

Preservation Planning Committee

The Preservation Planning Committee did not have any items to report.

South Snohomish County Historical Society

Commissioner Allbery announced that Scarecrow Festival is gearing up, and many people have signed up to participate, including the Historic Preservation Commission. Winners will be announced at a separate function at the Edmonds Museum on November 3rd. The Edmonds Museum is also in the process of interviewing candidates for the position of Director. In addition, the Society is moving forward with plans for the Heritage Days Benefit Dinner on October 24th, and the main focus will be funding to remodel the front of the Edmonds Museum. Council Member Petso agreed to make an announcement about the dinner, including how to donate and/or purchase tickets, at the next City Council meeting.

OTHER REPORTS

There were no other reports scheduled on the agenda.

NEW BUSINESS

Public Hearing to Determine the Eligibility of the Schumacher Building located at 316 Main Street for listing on the Edmonds Register of Historic Places (File Number PLN20140037)

Mr. Lien provided a brief history of the building and reviewed how the property meets the designation criteria required to be considered eligible for the Register:

- *Significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of Edmonds.* The building is associated with the early commercial development of Edmonds.
- *Has integrity.* The BOLA Report noted that the building is a largely intact example of a Western False Front building. A photo from the 1970's shows a different false front from the historic period of significance and what currently exists. However, a review of the permit system indicates that the building was restored in 1999 or 2000 in a manner consistent with the Department of the Interior's guidelines for restoration, and the current building matches the appearance of the building during its period of significance.
- *Age at least 50 years old, or has exception importance if less than 50 years old.* The building was constructed in 1900, making it 114 years old.

In addition to the three criteria, Mr. Lien advised that the property must be consistent with at least one of the other designation categories. He suggested that the property is consistent with the following designation categories:

- *Embodies the distinctive architectural characteristics of a type, period, style or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.* The Schumacher building is an example of late 19th and early 20th Century Western False Front Buildings, which were typically wood frame and one to two stories in height, with a rectangular floor plan and a front gabled roof.
- *Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history.* The building is associated with the early commercial development of Edmonds. It was home to the Heberein's Hardware Store for years, and was occupied by the Furniture Exchange in the 1940's.

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- *Associated with the lives of persons significant in national, state or local history.* The building was constructed by William A. Schumacher, who was the City Treasurer and founder of the Bank of Edmonds. He also constructed the Bank of Edmonds Building at 326 Main Street, which is also on the Edmonds Register of Historic Places.

Mr. Lien reviewed the significant features of the building as listed in the Staff Report. He summarized staff's finding that the building meets the criteria to be eligible for designation on the Edmonds Register of Historic Places and that the exterior of the structure contains the significant architectural features. He recommended the Commission approve the nomination as presented.

Questions were raised about the date the building was constructed. Mr. Lien said both the BOLA Report and information from the County Assessor identify the year of construction as 1900.

Commissioner Waite pointed out the rooftop equipment that was added to the building by the current owner, and perhaps it should be specifically excluded. It was noted that the roof top equipment is not prominent from the street front, and the character defining aspect of the building is its western false front, which is intact.

COMMISSIONER SCOTT MOVED THAT THE COMMISSION FIND THAT THE SCHUMACHER BUILDING MEETS THE CRITERIA AND RECOMMEND THAT THE CITY COUNCIL APPROVE IT FOR DESIGNATION ON THE EDMONDS REGISTER OF HISTORIC PLACES. COMMISSIONER VOGEL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

Certificate of Appropriateness for Stouli Residence at 533- 3rd Avenue South (File Number PLN20090035)

Mr. Lien announced that the owner of the residence at 533 – 3rd Avenue South has applied for a building permit for a rather large addition to the structure. He reviewed that when the property was placed on the Register, the owner indicated he was planning to do some additions. The Commission assured him that the property could be taken off the Register if the proposed changes do not meet the requirements for a Certificate of Appropriateness.

Mr. Lien provided a diagram to illustrate the current structure and the proposed addition, which would more than double the size of the house. Staff does not believe the proposal would meet the criteria for a Certificate of Appropriateness, and a building permit cannot be issued until the owner either obtains a Certificate of Appropriateness or the building is taken off the Register. He briefly reviewed the process for taking a property off the Register, which includes both a public meeting before the Commission and final action by the City Council.

The Commission agreed that the proposed addition would alter the character and setting of the house. They discussed the option of allowing the original part of the house to remain on the Register. Mr. Lien explained that a Certificate of Appropriateness would still be required. In order to be consistent with previous Commission decisions, the Commission agreed that the structure should be removed from the Register.

Commissioner Waite emphasized that the Commission is not opposed to owners making changes or additions to properties on the Register if they are done correctly. As per the criteria, alterations and additions should reflect the period in which they are done. The proposed addition would be a complete falsification of history that does nothing to enhance the property. He said he would have been pleased to support an addition that respects and compliments the patterns of the existing structure.

The Commission agreed it is important to be responsive to the property owner's request. If the process is too onerous, people will be reluctant to place their properties on the Register.

COMMISSIONER VOGEL MOVED THAT THE COMMISSION SCHEDULE A SPECIAL MEETING ON SEPTEMBER 18, 2014 AT 5:30 P.M. TO DISCUSS A PROPOSAL TO REMOVE THE PROPERTY AT 533 – 3RD AVENUE SOUTH FROM THE EDMONDS REGISTER OF HISTORIC PLACES. COMMISSIONER WAITE SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

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Continued Discussion on Property Located at 232 Sunset Avenue

Mr. Lien said this is the first nomination the City has received for a mid-century, modern house. He explained that although the interior of the home is intact, changes have been made to the exterior of the structure. He also explained that the City does not typically list interior elements on the Register. He reminded the Commission that a property must meet the following three criteria to be eligible for the Register:

- *Significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of Edmonds.*
- *Has integrity.*
- *Age at least 50 years old, or has exception importance if less than 50 years old.*

Mr. Lien explained that there are numerous mid-century homes in Edmonds that have integrity and meet the age requirement; but many of them, including the subject property, do not meet the criteria of being significantly associated with the history, architecture, archaeology, engineering or cultural heritage of Edmonds. He requested feedback from the Commission regarding whether or not the structure's architecture is significant enough to be listed on the Register.

The Commission recalled Commissioner Tays' earlier comment that the house represents the distinctive architecture of the 1950's era. However, it was noted that this style of architecture can be found on numerous mid-century structures in the City. Commissioner Scott commented that the home is a good representation of 1950's Edmonds, and they should not be afraid to place a property on the register for fear that it will be redeveloped at some point in the future. Although she understands that the interior would not be designated on the Register as significant, the Commission should take pictures to document the interior features.

The Commission agreed that the architecture of the home is significant because it is representative of the post World War II rambler style development that was pervasive in the City during the 1950's when there was significant growth. They agreed to schedule the nomination for a public hearing on October 9th.

2015 Calendar

Commissioner Vogel reminded the Commissioners to submit comments regarding the draft 2015 Calendar to him by the end of the day. The goal is for the calendar to be ready for distribution in November.

ACTION ITEMS

Cultural Heritage Walking Tour

The Commission postponed the Cultural Heritage Walking Tour until October.

HISTORIC PRESERVATION COMMISSION CHAIR COMMENTS

Vice Chair Raetzloff did not provide any additional comments.

HISTORIC PRESERVATION COMMISSIONER COMMENTS

None of the Commissioners provided comments.

ADJOURNMENT

The meeting was adjourned at 6:51 p.m.

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